



GRASSROOTS
REALTY GROUP

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13211 Twp Rd 1085
Rural Mackenzie County, Alberta

MLS # A2351170



\$315,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,216 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, M		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	A
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

PEACEFUL 10-ACRE ACREAGE IN BUTTERTOWN – PRICED TO SELL! Discover the peace, privacy, and beauty of country living on this incredible 10-acre property, located just northeast of the Fort Vermilion Bridge! Tucked away in a quiet, end-of-the-road setting, this mostly treed acreage offers a beautifully private yardsite surrounded by nature, making it the perfect place to escape the hustle and bustle and enjoy the great outdoors. Situated on the property is a well-kept 2018 16-wide modular home offering 3 bedrooms and 2 bathrooms, with a fantastic layout and plenty of modern touches throughout. Step inside and you'll appreciate the spacious feel created by the end-to-end vaulted ceilings, along with a bright, open-concept kitchen, dining, and living area. The kitchen is loaded with character and functionality, featuring an abundance of built-in cabinetry, a pantry, and a versatile island that doubles as a dining table. Thoughtful details and attractive finishes give this home a warm, inviting feel. Two bedrooms and a full bathroom are conveniently located at one end of the home, while the private primary suite is tucked away at the opposite end, featuring an impressive 5-piece ensuite and TWO walk-in closets! Outside, the mature trees provide incredible privacy and a peaceful country atmosphere, with plenty of room to enjoy your acreage lifestyle. A newer cistern and septic system, installed just a few years ago, add tremendous value and peace of mind. Whether you're looking for your first acreage, a quiet country retreat, or a place to raise your family, this property has so much to offer. Priced to sell at just \$315,000 with IMMEDIATE POSSESSION AVAILABLE! Acreages like this don't come along every day—come take a look and experience the peace and quiet for yourself!

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